118.0	0006	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	604,800 / 604,800
					USE VALUE:	604,800 / 604,800
					ASSESSED:	604,800 / 604,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
315		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KELLEY EDWARD C & ANDREA M
Owner 2:	
Owner 3:	
Street 1:	315 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,530 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Vinyl Exterior and 1659 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6530.000	173,700		431,100	604,800
Total Card	0.150	173,700		431,100	604,800
Total Parcel	0.150	173,700		431,100	604,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.56 | /Parcel: 364.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 76624

GIS Ref

GIS Ref

Insp Date 08/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 118.0-0006-0015.0

!9218!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	173,700	0	6,530.	431,100	604,800	604,800	Year End Roll	12/18/2019
2019	101	FV	158,000	0	6,530.	437,300	595,300	595,300	Year End Roll	1/3/2019
2018	101	FV	158,000	0	6,530.	326,400	484,400	484,400	Year End Roll	12/20/2017
2017	101	FV	158,000	0	6,530.	295,600	453,600	453,600	Year End Roll	1/3/2017
2016	101	FV	158,000	0	6,530.	283,300	441,300	441,300	Year End	1/4/2016
2015	101	FV	157,300	0	6,530.	240,200	397,500	397,500	Year End Roll	12/11/2014
2014	101	FV	157,300	0	6,530.	227,900	385,200	385,200	Year End Roll	12/16/2013
2013	101	FV	157,300	0	6,530.	216,800	374,100	374,100		12/13/2012

PRINT

Date	Time
12/10/20	23:43:22

LAST REV

Date	Time
09/12/18	10:43:12

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9218

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COOKE RICHARD C	22161-121		6/26/1992		153,000	No	No		Y

USER DEFINED

Prior Id # 1:	76624
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/18/2012	742	Re-Roof	4,750					

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	BS	Barbara S
3/3/2009	Meas/Inspect	163	PATRIOT
2/15/2000	Meas/Inspect	270	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6530		Sq. Ft.	Site		0	70.	0.94	5									431,132						431,100	

Total AC/HA: 0.14991 | Total SF/SM: 6530 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 431,132 | Spl Credit | Total: 431,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	251703
Depreciation:	78028
Depreciated Total:	173675

COMMENTS

SINK & CABINETS IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB		

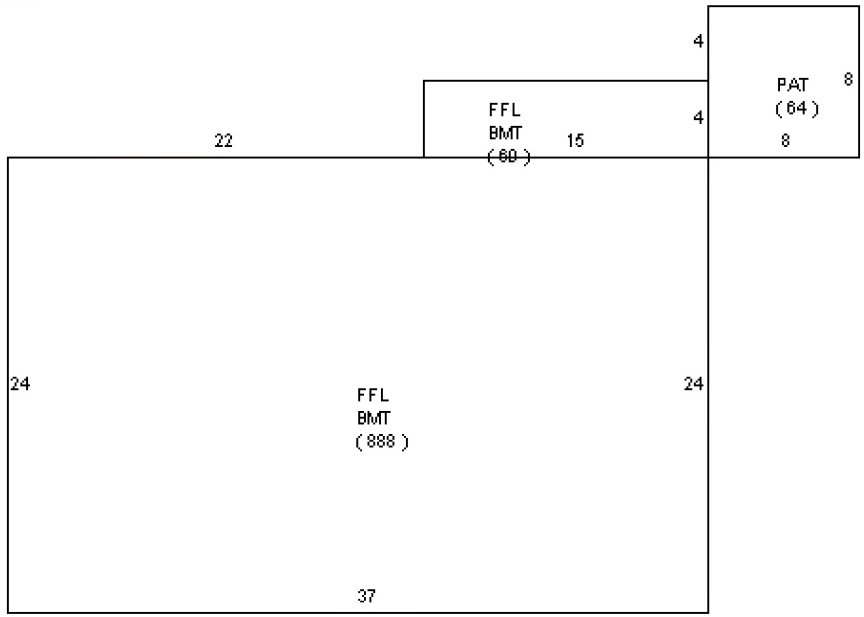
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	88.62
Final Total:	173700	Val/Su SzAd	183.23

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	948	57.230	54,250
FFL	First Floor	948	128.240	121,569
PAT	Patio	64	6.000	384

Net Sketched Area:	1,960			Total:	176,203
Size Ad	948	Gross Are	1960	FinArea	1659

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0006-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: